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Your Architect today and tomorrow!

Date: July 20, 2020
Project Name: Atlantic 3350
PZ: 20-12000005
Project Planner: Max Wemyss | max.wemyss@copbfl.com
Zoning: B-3/AOD/PCD

RESPONSE TO DRC COMMENTS

PLANNING

Status: Review Complete Pending Development Order

ENGINEERING DEPARTMENT

Status: Review Complete Resubmittal Required

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

1. The proposed paving and drainage plans must be approved by the Broward County EPD Surface Water Management Division. **Civil Engineer response: Acknowledged and understood.**

2. On SE 1 St. and On Hibiscus Ave. you are eliminating two existing catch basins which will now force the rain run off across the road way and cause the existing CB to be overwhelmed and cause drainage issues in that area. **Civil Engineer response: Only 1 existing catch basin is being removed, and 1 length of 15" pipe is being removed. The existing catch basin that is being removed is on private property.**

100.38 DRAINAGE OF PUBLIC RIGHT-OF-WAY.

• (A) If an area of the city has no positive storm drainage system, or if in the opinion of the City Engineer the existing positive storm drainage system is inadequate, no more than 50% of the area between the existing street pavement and the right-of-way line shall be paved, stabilized, or otherwise rendered reduced in permeability unless other methods of storm water removal, subject to the approval of the City Engineer, are provided. Installation and maintenance of any dry well or other percolation device installed pursuant to this section shall be the sole responsibility of the owner of the property benefitted thereby. Any maintenance or repair of any dry well or other percolation device by city forces shall be done only upon specific request of the property owner, in which case the property owner shall be charged the sum of \$300 per dry well or other percolation device plus \$100 per hour in excess of three hours for the maintenance or repair. Permeable areas shall be graded so as to receive storm water run-off from the public roadway and paved driveways. **Civil Engineer response: Acknowledged and understood.**

• (B) All grassed areas and other permeable areas within the public right-of-way shall be graded so that they are lower than the adjacent public street and driveway pavement. Street swales have a minimum depth of six inches below crown grade of the street unless authorized otherwise by the City Engineer. Permeable areas shall be maintained by the adjacent property owner at the grades originally approved for construction unless otherwise authorized by the city **Civil Engineer response: Acknowledged and understood.**

3. Submit FDOT Access Driveway/Connection Permit, FDOT Drainage Connection Permit, FDOT Utility Permit or exemptions for the proposed construction on South Ocean Blvd. **Civil Engineer response: The project has been submitted to the FDOT and has received a pre-application permit review. The**

attached drawings have been resubmitted for approval by the FDOT.

4. Submit a City Engineering Division permit application for the following scope of work: on/off-site asphalt paving, on/off-site curb and gutter construction, off-site water and sewer and the off-site sidewalks. (At time of permitting) **Civil Engineer response: Acknowledged and understood.**
5. Submit a copy of a contract or schedule of values for the project scope of work listed in comment number 4. (At time of permitting.) **Civil Engineer response: Acknowledged and understood.**
6. The proposed potable water main and sanitary sewer main and service line connections shown on these plans must be reviewed and approved by the City of Pompano Beach Utilities Division. **Civil Engineer response: Acknowledged and understood.**
7. With the proposed on street parking please place a note on the PGD plans that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required. **Civil Engineer response: Note has been added to the PGD plans. See Sheet C-1 Right-Of-Way Note 1.**
8. Obtain approval from the FDEP HRS for the proposed water main construction shown on these plans. **Civil Engineer response: Acknowledged and understood.**
9. The proposed wastewater collection system shown on the civil engineering plans must be approved by Broward County EPD. **Civil Engineer response: Acknowledged and understood.**
10. Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats. **Civil Engineer response: COPB detail has been added to the C-2, PGD details.**
11. A revocable license agreement will need to be submitted for all the off-site pavers in the city right-of way. **Civil Engineer response: Acknowledged and understood.**
12. Note on civil plan CU-101 Water & Sewer Connection, that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral.
 - How to retire old laterals:
 - If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)
 - If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings) If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
 - If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade) **Civil Engineer response: Note has been added. See Sheet C-3 WS.**
13. Submit separate plan sheets for paving and drainage and water and sewer. Clearly show all elevations for drainage flows on the PGD plan. Show on the PGD plan that the entire right-of-ways will be milled and overlaid. The existing drainage needs to be upgraded. **Civil Engineer response: Acknowledged and understood. PGD and WS plans have been separated. Existing edge of pavement and existing curbing have been added to the plans, as dashed ghosted lines. A note has been added to PGD sheet C-1 that the entire right-of-way will be milled and overlaid due to the proposed work.**

**** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. ****

FIRE DEPARTMENT

Status: Review Complete Resubmittal Required

Conditions:

- () 1. Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from. See attached specs for City of Pompano Ladder truck, this must be used for any auto turn calculations. See drawing 030.1 A-14.2 GRADE LEVEL LIFE SAFETY PLAN along with Auto Turn analysis

() 2 - provide means for fire apparatus access to proposed entrances for residential towers. City of Pompano Fire apparatus cannot access a buildings entrance under the structure. **See drawing 030.1 A-14.2 GRADE LEVEL LIFE SAFETY PLAN along with Auto Turn analysis for fire truck access through the east on grade parking lot and cut in on Hibiscus Avenue for Fire Truck staging area.**

() 3 - what is the proposed clear height under structure? () Fire department access roads shall have an unobstructed vertical clearance of not less than 13ft 6 in. (NFPA 1 2015ed chapter 18 section 18.2.3.4.1.2) **The height to the underside of the slab is 14'-0" with a clear height to be 13'-6"**

() 4. Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2015ed Chapter 18 for required fire flow, minimum number of hydrants and spacing. Provide detailed data that the proposed 8inch water main will be sufficient supply for the fire flow demands of the fire pump (1000gpm at 100psi at the roof of most remote tower). **Site/civil plans show the location of existing or proposed water mains (including size) and fire hydrants.**

() 5. Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention. Minimum required fire hydrant flow is 1000 GPM at 20psi. (NFPA 1, 2015ed chapter 18). **See Hydrant Flow Test provided by Brother's Fire protection.**

() 6. Provide Fire Flow Data: Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project. (NFPA 1 2015ed chapter 18) **See Fire Flow Data provided by Brother's Fire protection.**

() 7. Additional fire hydrants required for proposed building, refer to NFPA 1 2015ed, Chapter 18 as a guide, for fire flow GPM requirements, number/spacing of fire hydrants. **Per response from Brother's Fire Protection: No additional fire hydrants are required. The two proposed locations (A1A & SE 1st St) showing on civil drawing C1 are adequate and conforming to NFPA 1 Chapter 18.**

() 8. All backflow flows control valves dedicated to fire protection systems must be monitored/supervised by the buildings fire alarm system. (NFPA 13 and NFPA 72) **Note was added to drawing 030.1 A-14.2 GRADE LEVEL LIFE SAFETY PLAN**

() 9. Please include on all landscaping pages: Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations require a minimum 36-inch clearance path to and on all sides. Fire hydrants require 36-inch clear space each side and rear with a 60-inch wide clear access from the fire apparatus access to fire hydrant. (NFPA 1-2015 Ch. 18 Sec. 18.5.7) **An existing Fire Hydrant is located in the walk way on the corner of Hibiscus Avenue & Atlantic Blvd. A new hydrant has been located in an open walkway on the north side of the entrance drive off of SR A-1-A. A third hydrant is located in the open swale area on the south side by the garage entrance. There is a fire department connect located in this area in a grass area for access. Landscape Architect Response: So noted and have complied. See SPECIAL NOTE sheet L-1**

() 10. () Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated "color heat map" showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 2 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)

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DRC

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8/19/2020

The structure will be tested for signal strength after the shell is enclosed and BDA to be provided as necessary. Note was added to drawings 030.1 A-14.2 GRADE LEVEL LIFE SAFETY PLAN identifying this requirement.

() 11. Integrated Fire Protection / Life Safety System

a. NFPA 3 Recommended Practice for Commissioning of Fire Protection and Life Safety Systems
b. This recommended practice provides recommended procedures, methods, and documentation for commissioning of active and passive fire protection and life safety systems and their interconnections with other building systems.

c. NFPA 4 Standard for Integrated Fire Protection and Life Safety System Testing

d. The standard shall provide the minimum requirements for testing of integrated fire protection and life safety systems where such testing is required by the design documents, commissioning plan, governing laws, codes, regulations, or standards.

e. Florida Fire Prevention Code 6th Edition NFPA 1 (2015 Edition) has adopted the following Standards: NFPA 3 Recommended Practice for Commissioning of Fire Protection and Life Safety Systems. NFPA 4 Standard for Integrated Fire Protection and Life Safety System Testing. Provide design documents and commissioning plan of all fire protection and life safety systems using these NFPA Standards as the document format.

Acknowledged and understood. All fire protection and life safety systems using these NFPA Standards will be included within the Construction Documents as required to obtain a building permit.

BUILDING DIVISION

Status: Review Complete Pending Development Order

BSO

Status: Review Complete Pending Development Order

UTILITIES

Status: Review Complete Resubmittal Required

1. Please note that additional comments may be forthcoming contingent upon future submittals to the Pam and DRC review process. **Civil Engineer response: Acknowledged and understood.**

2. Proposed or existing water services to be utilized shall have the water service located out of the public right-of-way and just behind the recorded property line of the lot. **Civil Engineer response: Acknowledged and understood. Proposed or existing water services are located just behind the recorded property line of the lot. See Sheet C-3.**

3. Any existing water service proposed to be utilized with a galvanized service shall have the service line upgraded to a blue polyethylene service or to City specification. **Civil Engineer response: Acknowledged and understood. A note has been added to the plans. See Sheet C-3.**

4. Please note the size of existing water service that shall be relocated along SE 1st Street and proposed water services. Specification installation for size and type water meter may differ. **Civil Engineer response: Sizes of proposed water services shall be determined at time of final design.**

5. The proposed 8" dedicated fire line must be shown with an 8" fire meter. Please correct. **Civil Engineer response: Fire line has been adjusted to have dedicated fire meter. See Sheet C-3.**

6. Please procure an approved FDEP permit for the proposed 8" water main along SE 1st Street. **Civil Engineer response: Acknowledged and understood.**

7. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work. **Civil Engineer response: Acknowledged and understood.**

8. Please exercise best management practices with regard to protection of existing and proposed storm water systems. **Civil Engineer response: Acknowledged and understood.**

9. Please note that water meters 3" and larger are not stock items and are subject to a 60 to 75 day delivery lead time once the meter(s) has been paid. Please order according to your construction schedule to ensure timely delivery and installation. **Civil Engineer response: Acknowledged and understood.**

10. Please indicate the estimated daily water gallons per day consumptive use of the project. **Civil Engineer response: Total estimated water use for the project is 45,000 gallons per day.**

11. Please indicate the estimated daily wastewater discharge gallons per day of the project. **Civil Engineer response: Total estimated water use for the project is 40,750 gallons per day.**

LANDSCAPE REVIEW

Status: Review Complete Resubmittal Required

The following responses are from Michael Fay - Landscape Architect

1. It appears that comment response does not match submitted plans. Spoke to Mr. Fay.
RESPONSE: So noted
2. Provide native large canopy street trees at 1:30' along all sides of the property, palms can stay but the street tree requirement must be met. Staff recommends Green Buttonwood due to aerosol salt tolerance and wind tunnel effect along Atlantic and A1A. Oaks are acceptable on the South and west perimeter
RESPONSE: Street trees have been shown at 1:30' along the perimeter (see chart sheet L-1). Green Buttonwood have been specified along the east and north perimeter as recommended.
3. Site trees have to meet the minimum site tree requirement.
RESPONSE: So noted and have complied. See chart sheet L-1.
4. Flip the Medjools on the SE corner and provide a canopy tree in the parking row end island.
RESPONSE: Pitch Apple have been substituted for Medjool palms as requested
5. Site Trees to be 16' at 50% of what's required and palms at 22'
RESPONSE: So noted and have complied.
6. Change notes #2 to reflect City of Pompano Beach, not Plantation.
RESPONSE: So noted and have complied.
7. Provide the dollar value of trees removed vs trees replaced.
RESPONSE: Total value of all grade level site trees and palms is \$82,785.00 (installed). See Arborist report for existing tree values removed from site.
8. Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for all proposed planters and sidewalk and paver areas. Provide a separate sheet showing locations of suspended pavement systems with all notes, details and specifications, including soil volume requirements.
RESPONSE: To be addressed at permitting phase
9. Provide a large palm tree staking, large tree staking, small tree guying, mechanical equipment screening, etc. details.
RESPONSE: See sheet L-3
10. Provide a note stating all staking & guys shall be removed approximately 9 months after planting or as directed by the Landscape Architect.
RESPONSE: So noted and have complied.
11. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.
RESPONSE: So noted and have complied.
12. It appears plant material will be installed in planters, not in the ground. Please provide specifications for planter areas – waterproofing, soil, bracing, etc. Provide details, cross sections, soil composition, irrigation staking & guying, drainage, etc.
RESPONSE: See details sheet L-3
13. Provide a note that a Certificate of Authentication of Medjools species for this site will be required at time of delivery inspection.
RESPONSE: Sylvester Palms have been substituted for Medjools.
14. Provide planting detail specific for Medjool Date palms, including special soil requirements per industry standard practices.
RESPONSE: See response to comment #13. 70/30 mix is adequate for Sylvester palms as shown on plan.
15. Provide details specifying underground self-contained palm tree guying systems such as the Platypus for large species palms proposed on sidewalk and pedestrian access areas.
RESPONSE: See detail sheet L-3
16. Reduce heights of Delonix and Gumbos' to 16'
RESPONSE: So noted and have complied
17. Remove gallon size references from the planist and provide height, spread, and planting spacing

RESPONSE: So noted and have complied

18. Provide CT, GW, and OA for all palms proposed.

RESPONSE: So noted and have complied

19. Staff recommends changing Quercus species to another more wind and salt tolerant tree species for areas along Atlantic Blvd, A-1-A, and SE 1 St. Provide separate soil specs for Medjools. Provide canopy misters for the Medjool palms in order to reduce impact of transpiration due to drying winds, aerosol salt spray, and aid in establishment.

RESPONSE: Green Buttonwood have been substituted for Quercus specie as Requested. Sylvester Palms have been substituted for Medjool Date palms. 70/30 mix is acceptable for Sylvester palm planting.

20. Based on native Pompano soils, staff recommends the use of 70/30.

RESPONSE: So noted on plans

21. Identify tree grates to be used for proposed trees in paved areas.

RESPONSE: As shown on sheet I-1 and detailed on sheet L-3

22. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

This document is presented to address comments.

ZONING

Status: Review Complete Pending Development Order

SOLID WASTE AND RECYCLING

Status: Review Complete Resubmittal Required

1. Ensure adequate access, maneuverability, and height clearance for trash collection vehicles is provided. Height clearance for garbage collection vehicles is 15 feet for driving and 21 feet for servicing dumpsters. There does not appear to be enough clearance at the ground floor adjacent to the trash collection rooms. A new trash room for Residential use is located at the east end of the project in front of the garage with a roll-out option area not under any structure.

2. Show trash and recycling (if needed) collection area for the retail stores on the site plan.

Retail trash will be collected and stored in north trash room and then relocated to trash compactors in the west open area of the garage.

Respectfully:



Richard A. Berrie, P.A., MAURP, VP for the firm.
(Architect, Masters of Art in Urban & Regional Planning)

Richard
Berrie
VP

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signed by
Richard Berrie
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